

use is located. Except as provided for herein, after complete development of the District in accordance with approved Final Plans, no uses of a building or land shall be allowed except uses permitted by approved Final Plans for the District. If, pursuant to the provisions of Subsection 15.5-3 of the Zoning Ordinance, the City Council shall at any time rezone any property in the District, the City Council shall have the right to require the abatement of any use of a building located on or land included within such rezoned property which shall have been an established use on the approval date but which shall not be a permitted use on such property following such rezoning action.

G. Determination of Percentage Limitations.

The percentage limitations provided for in Subsections A.2., B.2. and C.2. of this Section II shall be applied to the land area of a Region after deducting from such land area all land devoted to or reserved or dedicated for (i) above ground public utility buildings and structures required to service the Region and (ii) rights-of-way for public streets, highways and alleys. Land area devoted to or reserved or dedicated for school and other public building sites and public parkways, walkways and drainage courses shall be included in the land area to which such percentage limitations shall be applied. In determining the percentage of land devoted to each land use Area, land devoted to parking and private open space, park and recreational facilities shall be included.

FOX VALLEY EAST PLANNED DEVELOPMENT DISTRICT

Plan Description

Part One

Section III

Development Standards, Design Criteria and

Land Improvements

A. Zoning Standards.

The standards set forth in this Subsection III A. shall be applicable to all buildings and structures and the use of all land in the District in lieu of comparable or similar standards or requirements of the Zoning Ordinance, and all provisions and requirements of the Zoning Ordinance inconsistent with the standards set forth herein shall be inapplicable. Any uncertainty between the applicability of a standard or requirement of the Zoning Ordinance and the applicability of a standard set forth herein shall be resolved in favor of the standard set forth herein.

1. Dwelling Standards.

a. One-Family Dwellings. Each one-family one-story dwelling shall have a total ground floor area of not less than seven hundred and fifty square feet. Each one-family dwelling of more than one story shall have a total floor area of not less than nine hundred and fifty square feet.

b. Two-Family Dwellings. Each two-family dwelling shall have a total floor area per dwelling unit of not less than seven hundred and fifty square feet.

c. Multiple-Family Dwellings and Apartments. Multiple-family dwellings and apartments shall have a minimum total floor area per dwelling unit as follows:

	<u>Square Feet</u>
(1) Efficiency apartments	450
(2) Apartments with one bedroom	650
(3) Apartments with two bedrooms	850
(4) Apartments with three bedrooms	1000
(5) Apartments with four or more bedrooms	1100

In all cases, ground floor area or floor area shall be measured from the outside of the exterior walls, shall include utility rooms, but shall not include cellars, basements, open porches, balconies, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes. A basement shall not be considered as a story for the purposes of this Subsection III A.1.

2. Building Height.

a. Residential Areas. The following building

height limitations shall be applicable in all Residential Areas of the District:

(1) No one-family detached dwelling or one-family row dwelling shall be erected or structurally altered to exceed a height of three stories or a height of forty feet, whichever is the higher.

(2) No two-family, three-family, or four-family dwelling shall be erected or structurally altered to exceed a height of four stories or a height of forty feet, whichever is the higher.

(3) No multiple-family dwelling or apartment building shall be erected or structurally altered to exceed a height of two hundred feet and no more than fifteen stories in any such building may be devoted to dwelling units.

b. Business Areas. In Business Areas of the District no building or structure shall be erected or structurally altered to exceed a height of four stories or a height of sixty feet, whichever is the

higher, except that buildings which may be erected or structurally altered to a greater height pursuant to the City Building Code may be erected or structurally altered within the height limitations set forth in said Code.

c. Manufacturing Areas. In Manufacturing Areas of the District no building or structure shall be erected or structurally altered to exceed a height of seventy-five feet, except that buildings intended for business or office uses which may be erected or structurally altered to a greater height pursuant to the City Building Code may be erected or structurally altered within the height limitations set forth in said Code.

Parapet walls, chimneys, cooling towers, elevator bulk heads, fire towers, stacks, stage towers, scenery lofts, necessary mechanical or structural appurtenances, aerials, light towers, flag poles and similar extensions to the height of buildings shall be permitted to exceed the maximum height limitations set forth above, provided they are erected in accordance with all other ordinances of the City. A basement shall not be considered as a story for the purposes of this Subsection III A.2.

3. Location of Buildings in Relation to Boundary Lines of the District and in Relation to Boundary Lines of Use Areas in the District.

a. Residential Areas. In Residential Areas of the District, the minimum distance between the exterior wall of any building and a boundary line of the District or a boundary line of the Residential Area shall be twenty-five feet; provided, that if the building exceeds twenty-five feet in height, such minimum distance shall be increased one foot for each two feet or fraction thereof by which the building height exceeds twenty-five feet, but in no case shall such minimum distance exceed forty feet.

b. Business Areas. In Business Areas of the District, the minimum distance between the exterior wall of any building and a boundary line of the District or a boundary line of the Business Area, if the property abutting such boundary line is in a Residential Area of the District or in an area outside the District zoned for residential use, or if such building includes dwelling units, shall be thirty feet; provided, that if the building exceeds twenty-five feet in height, such minimum distance shall be increased one foot for each two feet or fraction thereof by which the building height exceeds twenty-five feet, but in no case shall such

minimum distance exceed forty feet; and, provided further, that if the property abutting such boundary line is not in a Residential Area of the District or is in an area outside the District zoned for nonresidential use, and if such building does not include dwelling units, such minimum distance shall be twenty feet.

c. Manufacturing Areas. In Manufacturing Areas of the District, the minimum distance between the exterior wall of any building and a boundary line of the District or a boundary line of the Manufacturing Area, if the property abutting such boundary line is in a Residential Area of the District or in an area outside the District zoned for residential use, shall be thirty feet; provided, that if the building exceeds twenty-five feet in height, such minimum distance shall be increased one foot for each two feet or fraction thereof by which the building height exceeds twenty-five feet, but in no case shall such minimum distance exceed forty feet; and, provided further, that if the property abutting such boundary line is not in a Residential Area of the District or is in an area outside the District zoned for nonresidential use, such minimum distance shall be twenty-five feet.

d. General Provisions. The following provisions governing the location of buildings in

relation to boundary lines of the District and in relation to boundary lines of the use Areas in the District shall apply in all use Areas in the District:

(1) Where a boundary line of the District or of a use Area in the District is in a public street, alley, railroad, or similar right-of-way, the minimum distance provided for in clauses a., b. and c. above shall be measured from the nearest right-of-way line of such street, alley, railroad or similar right-of-way.

(2) The area between a boundary line of the District or of a use Area in the District and the minimum distance at which the exterior wall of any building may be located may contain the following permitted encroachments: open terraces not over four feet above the average level of the adjoining ground but not including a permanently roofed-over terrace or porch; awnings and canopies; steps, four feet or less above the average level of the adjoining ground which are necessary for access to a building or building site; chimneys projecting eighteen inches or less; recreational and laundry drying equipment; arbors and

trellises; flag poles; fences and walls not exceeding five feet in height above the average level of the adjoining ground; open-type fences exceeding five feet in height (provided that visibility at right angles to any surface of such fence may not be reduced by more than twenty percent); balconies, breezeways and open porches; one-story bay windows projecting three feet or less; overhanging eaves and gutters projecting three feet or less; and air conditioning pads.

4. Zoning Lot. Within the District any parcel of land may be shown as a zoning lot on any Preliminary or Final Plan covering all or any part of the District, provided such parcel of land meets the zoning lot requirements set forth in this Plan Description. Subject to the modifications and exceptions provided for in this Plan Description, all provisions of the Zoning Ordinance which refer or apply to a zoning lot shall refer or apply to the zoning lots so shown on any such Preliminary or Final Plan; provided that (a) each zoning lot must be located entirely within a designated use Area of the District as shown on such Preliminary or Final Plan; (b) a parcel of land shown as a zoning lot on any Preliminary Plan may be divided into two or more zoning lots on a Final Plan for all or a part

of the property covered by such Preliminary Plan; and
(c) a zoning lot may not be intersected by a public highway, street, or railroad right-of-way. Except as otherwise limited by this Plan Description, one or more principal buildings and one or more accessory buildings may be located on a zoning lot. A zoning lot may be used for any one or more of the uses permitted in the use Area in which the zoning lot is located.

5. Zoning Lot Coverage and Floor Area Ratios.

a. Residential Areas. The following zoning lot coverage and floor area ratio limitations shall be applicable in all Residential Areas of the District:

(1) Not more than forty percent of the area of a zoning lot on which detached one-family or two-family dwellings are located may be occupied by buildings, including accessory buildings.

(2) Not more than forty percent of the area of a zoning lot on which multiple-family dwellings, apartments or one-family row dwellings (party wall) are located may be occupied by buildings, including accessory buildings.

(3) On a zoning lot on which multiple-family dwellings or apartments

are located the following floor area ratio limitations shall apply:

(a) For buildings up to and including three stories in height, the floor area ratio shall not exceed one.

(b) For buildings which exceed three stories but not eight stories in height, the floor area ratio shall not exceed two.

(c) For buildings which exceed eight stories in height, the floor area ratio shall not exceed three; provided, that for buildings which exceed twelve stories in height, the floor area ratio may exceed three if at least fifty percent of required parking facilities are provided in garage areas which are a part of the building, in which case the floor area ratio shall not exceed four.

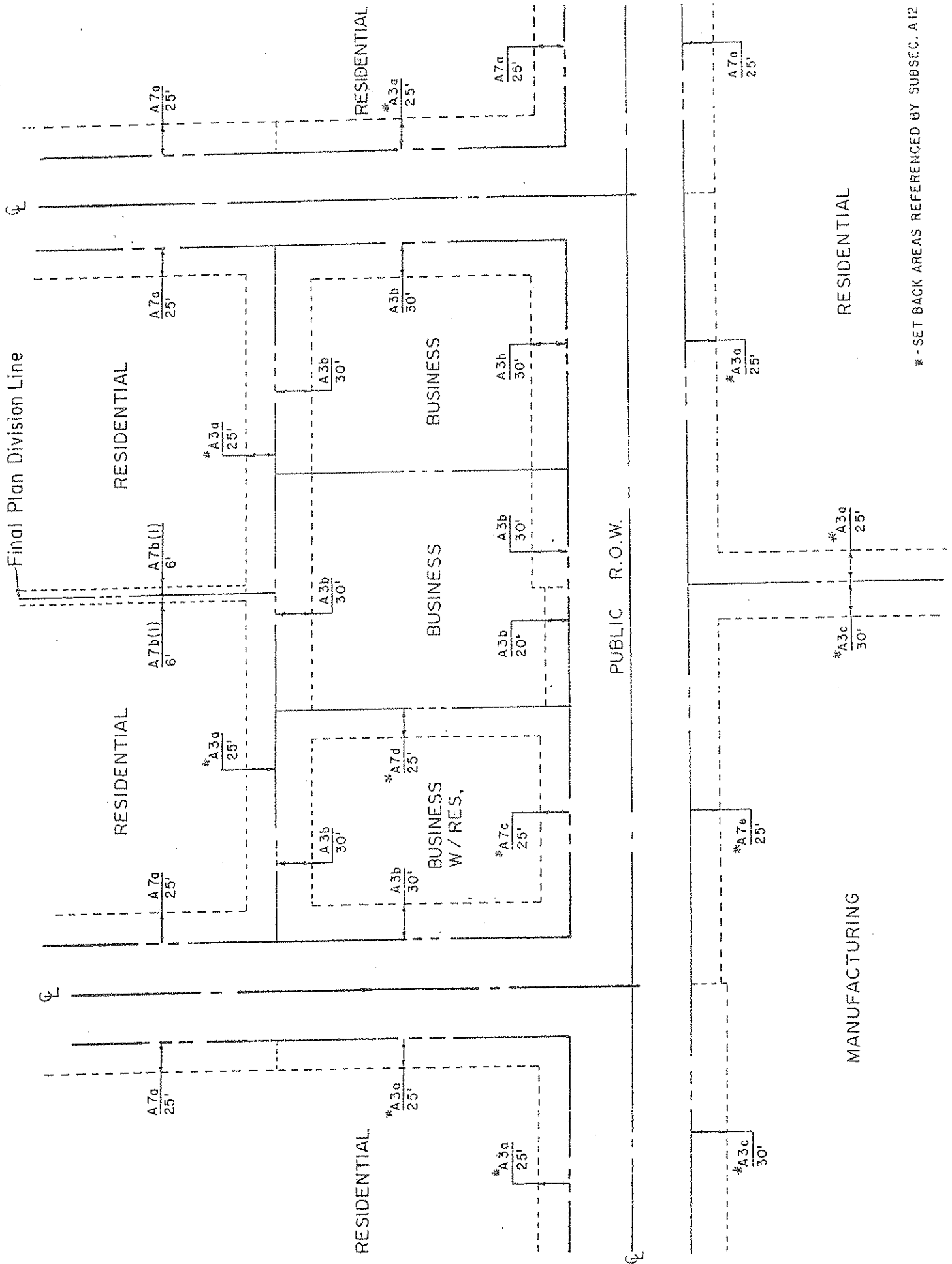
(d) With the approval of the City Council, which approval may be given as part of the approval of a Preliminary or Final Plan, the

floor area ratio for any zoning lot may exceed the limitation applicable to that lot provided that the floor area ratio for all zoning lots within each Region, separately, shall, within such Region, comply with such limitations.

b. Business Areas. There shall be no zoning lot coverage or floor area ratio limitations in the Business Areas of the District except for buildings containing dwelling units, each of which shall be located on a single zoning lot. Not more than forty percent of the area of the zoning lot may be occupied by that portion of such a building containing dwelling units; provided, that the area of the zoning lot left open may begin at that level of the building's elevation at which the portion of the building containing dwelling units commences. The following floor area ratio limitations shall apply to the dwelling unit portion of such buildings:

(1) For buildings with dwelling unit portions up to and including three stories in height, the floor area ratio shall not exceed one.

(2) For buildings with dwelling unit portions which exceed three



* - SET BACK AREAS REFERENCED BY SUBSEC. A12

stories but not eight stories in height,
the floor area ratio shall not exceed two.

(3) For buildings with dwelling unit portions which exceed eight stories in height, the floor area ratio shall not exceed three; provided, that for buildings with dwelling unit portions which exceed twelve stories in height, the floor area ratio may exceed three if at least fifty percent of required parking facilities are provided in garage areas which are a part of the building, in which case the floor area ratio shall not exceed four.

c. Manufacturing Areas. In Manufacturing Areas of the District, not more than sixty percent of the area of a zoning lot may be occupied by buildings, including accessory buildings. There shall be no floor area ratio limitations in Manufacturing Areas.

d. Permitted Encroachments. The areas left open to comply with the above zoning lot coverage and floor area ratio limitations may contain the permitted obstructions listed in clause (2) of Subsection A.3.d. of this Section III.

e. Floor Area Ratio. For the purposes of this Plan Description, the floor area ratio shall be the total floor area (as defined in Subsection A.1.c. of this Section III) of the dwelling unit portions of the building or buildings located on a zoning lot or lots divided by the area of such zoning lot or lots.

f. Basement as a Story. A basement shall not be considered as a story for the purposes of this Subsection III A.5.

6. Residential Density.

a. Average Residential Density. In Residential and Business Areas of the District the average residential density in Region I shall not exceed fourteen dwelling units per acre and the average residential density in Region II shall not exceed ten dwelling units per acre; provided that in each Region of the District no more than twenty percent of the permitted dwelling units shall be efficiency apartments located in the multiple-family dwellings and apartment buildings. In computing such average density, all land in the Region devoted to Residential Areas and all land devoted to open space, public parkways, walkways and drainage courses, school sites, parks, recreation areas, public or private, and other public building sites, shall be included in the number of acres which is to be divided into the total dwelling units in the Region to produce average density in dwelling units per acre; provided, that there shall be deducted from such number of acres

into which the dwelling units are to be divided all land devoted to or reserved or dedicated for (i) above ground public utility buildings and structures required to service the Region, and (ii) rights-of-way for public streets, highways and alleys.

b. Required Percentage of One-Family Detached Dwellings in Region II. In Region II of the District a minimum of thirty-five percent of the total zoning lot land area developed with dwellings or apartment buildings in Residential Areas will be developed with one-family detached dwellings. For the purpose of this Subsection 6.b., zoning lot land area assigned to one-family detached dwellings shall meet or exceed the requirements set forth in Subsection A.8.a. of this Section III or the requirements set forth in A.14.b.(1) of this Section III.

c. Limitations on Percentage of Medium and High Density Dwellings. In each Region of the District the maximum percentage of the zoning lot land area developed with dwellings or apartment buildings in Residential Areas which may be developed with medium density dwellings and apartment buildings or with high density apartment buildings shall be as follows:

	<u>Region I</u>	<u>Region II</u>
Medium density dwellings and apartment buildings.	60%	40%
High density apartment buildings.	40%	25%

For the purposes of this Subsection 6.c., zoning lot land area assigned to medium density dwellings and apartment buildings shall meet or exceed the requirements set forth in Subsection A.8.b. of this Section III or the requirements set forth in Subsection 14.b.(2) of this Section III, and zoning lot land area assigned to apartment buildings which does not meet or exceed such requirements shall be assigned to high density apartment buildings and shall be subject to the requirements of Subsection A.8.c. of this Section III or the requirements set forth in Subsection 14.b.(3) of this Section III. Any part of the zoning lot area in either Region of the District which may be developed with high density apartment buildings may be developed with medium density dwellings and apartment buildings.

d. Limitations on Number of Dwelling Units.

The maximum permitted number of dwelling units in Region I of the District will be four thousand five hundred and fifty, and the maximum permitted number of dwelling units in Region II of the District will be twenty-one thousand five hundred.

e. Assigned Zoning Lot Land Area. The zoning lot land area assigned to each dwelling or apartment building shall be shown on each Preliminary or Final Plan which includes Residential Areas.

7. Yard and Minimum Zoning Lot Size Requirements.

There shall be no yard or minimum zoning lot size, area or width requirements in the District except as follows:

a. In Residential Areas of the District the minimum distance between the closest right-of-way line of any public street and the exterior wall of any building shall be twenty-five feet.

b. In Residential Areas of the District:

(1) The minimum distance between adjacent detached dwellings and apartment buildings shall be twelve feet for dwellings and apartment buildings of not more than two stories in height, and if one or both of such adjacent dwellings or apartment buildings exceeds two stories in height, such minimum distance shall be increased two feet for each story by which each of such dwellings or apartment buildings exceeds two stories in height.

(2) The minimum distance between a dwelling or apartment building and the boundary of the area covered by any Final Plan shall be six feet for a dwelling or apartment building of not more than two stories in height, and if such dwelling or apartment building exceeds two stories in height, such minimum distance shall be increased two feet for each story by which

such dwelling or apartment building exceeds two stories in height.

(3) The minimum distance between adjacent buildings containing one-family row dwellings (party wall) shall be twenty feet.

c. If a building located in a Business Area of the District contains dwelling units, the minimum distance between the exterior wall of that portion of such building which contains the dwelling units and the closest right-of-way line of any public street shall be twenty-five feet.

d. If a building located in a Business Area of the District contains dwelling units, the minimum distance between any boundary of the zoning lot on which the building is located and the exterior wall of that portion of the building which contains the dwelling units shall be twenty-five feet if the residential portion of the building does not exceed two stories in height. If the residential portion of the building exceeds two stories in height, one foot shall be added to such minimum distance for each story by which such residential portion of the building exceeds two but not five stories in height, and one-half foot shall be added to such minimum distance

for each story by which the residential portion of the building exceeds five stories in height.

e. In Manufacturing Areas of the District the minimum distance between the closest right-of-way line of any public street and the exterior wall of any building shall be twenty-five feet. In such yard areas no storage of material or equipment or parking of motor vehicles shall take place and such yard areas shall be landscaped. Such landscaping requirement shall not prevent the location within such yard areas of driveways, pathways, utility easements and structures and similar appurtenances.

f. In Manufacturing Areas of the District the minimum distance between adjacent principal buildings shall be thirty feet and the minimum distance between a principal building and an accessory building shall be fifteen feet.

The required area between adjacent detached dwellings and apartment buildings, between a dwelling or apartment building and the boundary of the area covered by any Final Plan, between adjacent buildings containing one-family row dwellings (party wall) or between buildings and the closest right-of-way line of public streets or the boundary of a zoning lot may contain the permitted encroachments listed in clause (2) of Subsection A.3.d. of this Section III. A basement shall not be considered as a story for the purposes of this Subsection III A.7.

8. Required Zoning Lot Land Area Per Dwelling Unit.

a. Zoning Lot Land Area Required to Fulfill One-Family Detached Dwelling Obligation. In portions of Residential Areas which are not developed pursuant to Subsection A.14. of this Section III, all zoning lot land area assigned to one-family detached dwellings which have an assigned zoning lot land area of not less than sixty-eight hundred square feet per dwelling shall be counted against the obligation to develop a minimum of thirty-five percent of the zoning lot land area in Residential Areas of Region II with one-family detached dwellings.

b. Medium Density Minimum Zoning Lot Land Area Requirements. In portions of Residential Areas which are not developed pursuant to Subsection A.14. of this Section III, all zoning lot land area which does not qualify as one-family zoning lot land area pursuant to Subsection a. of this Subsection 8., and which is assigned to dwellings or apartment buildings which have an assigned zoning lot land area equal to or in excess of the following requirements shall be counted, for the purpose of applying the limitations set forth in Subsection A.6.c. of this Section III, as zoning lot land area developed with medium density dwellings and apartment buildings:

- | | | |
|-----|---|---|
| (1) | For each one-family detached dwelling, | 6000 square feet |
| (2) | For each two-family dwelling, | 8000 square feet |
| (3) | For each row dwelling (party wall) with one bedroom, | 1500 square feet per dwelling unit |
| (4) | For each row dwelling (party wall) with two bedrooms, | 2000 square feet per dwelling unit |
| (5) | For each row dwelling (party wall) with three or more bedrooms, | 2500 square feet per dwelling unit |
| (6) | For multiple-family dwellings and apartment buildings: | <div style="text-align: center;"> <u>Square Feet Per Dwelling Unit</u> </div> |
| (a) | For efficiency apartments, | 1000 |
| (b) | For dwelling units with one bedroom, | 1500 |
| (c) | For dwelling units with two bedrooms, | 2000 |
| (d) | For dwelling units with three or more bedrooms. | 2500 |

The requirements set forth above for one-family detached dwellings, for two-family dwellings, for row dwellings (party wall) with one bedroom, for row dwellings (party wall) with two bedrooms and for row dwellings (party wall) with three or more bedrooms shall be the minimum requirements in the District for such types of dwellings except when portions of Residential Areas are developed pursuant to Subsection A.14. of this Section III.

c. High Density Apartment Building Minimum Zoning Lot Land Area Requirements. In portions of Residential Areas which are not developed pursuant to Subsection A.14. of this Section III, all zoning lot land area assigned to apartment buildings which do not have an assigned zoning lot land area equal to the requirements of Subsection b. of this Subsection 8. shall be counted, for the purpose of applying the limitations set forth in Subsection A.6.c. of this Section III, as zoning lot land area developed with high density apartment buildings and shall have a minimum assigned zoning lot land area per dwelling unit in accordance with the following:

	<u>Square Feet Per Dwelling Unit</u>
(1) For efficiency apartments,	500
(2) For dwelling units with one bedroom,	625

(3) For dwelling units with 750
two bedrooms,

(4) For dwelling units with 1500
three or more bedrooms.

d. Buildings Containing Dwelling Units

Located in Business Areas. In Business Areas of the District, each zoning lot on which a building containing dwelling units is located shall have a minimum land area per dwelling unit in accordance with the requirements set forth in Subsection c. of this Subsection 8.

9. Approval of Bulk Requirements for Certain Uses and Temporary Uses. The bulk requirements to be complied with in connection with any use permitted by Subsections A.1.d., B.1.c. and C.1.b. of Section II hereof and any temporary use of a building or land provided for in Subsection F. of Section II hereof shall be subject to the approval of the City Council, which approval may be given as part of the approval of a Preliminary or Final Plan. Separate application for such an approval may be submitted to the City Council by the developer in writing. The City Council shall promptly refer such application to the Plan Commission and the Plan Commission shall, within thirty days from the date of referral, submit to the City Council its written recommendations with respect to such

application. The Plan Commission may recommend that the City Council approve or disapprove the application and may, in the event of a favorable recommendation, specify particular conditions which should be incorporated in the approval. Within sixty days after receipt of the Plan Commission's recommendation, the City Council shall either approve or disapprove the application. An approval may be conditional and, if so, shall state what additions or deletions from the application as submitted shall be made in the application as approved.

10. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with Section 10 of the Zoning Ordinance, subject to the modifications and exceptions provided for in Section IV of this Plan Description.

11. Performance Standards in Manufacturing Areas of the District. The Performance Standards set forth in Subsections 13.2-1 and 13.2-4 through 13.2-4.6 of the Zoning Ordinance shall be applicable to Manufacturing Areas of the District; provided that references in Subsections 13.2-1 and 13.2-4.1 of the Zoning Ordinance to residential districts shall be deemed to include Residential Areas of the District, that references in Subsection 13.2-4.1 to B-2, B-3 and B-4 ("O") districts shall be deemed to include Business Areas of the District, and that references in Subsection 13.2-4.1 to an M-1 district

shall be deemed to include any Manufacturing Area of the District. In Manufacturing Areas of the District, no storage of material or equipment or parking of automobiles shall take place within twenty feet of a boundary line of the District or a boundary line of the Manufacturing Area if the property abutting such boundary line is in a Residential Area of the District, a Business Area of the District and is used for buildings containing dwelling units or an area outside the District zoned for residential use. Such yard areas in which parking and the storage of materials are not permitted will be landscaped. Such landscaping requirement shall not prevent the location within such yard areas of driveways, pathways, utility easements and structures and similar appurtenances.

12. Accessory Buildings. Accessory buildings or accessory uses, including off-street motor vehicle parking lots, but not including public utility, communication, electric, gas, water and sewer lines and their support and incidental equipment, may not be located beyond the building setback lines provided for in Subsections A.3.a., A.3.c., A.7.c., A.7.d. and A.7.e. of this Section III.

13. City Disapproval Rights. Notwithstanding the limitations of the second sentences of Subsection 14.7-6(a) and Subsection 14.7-9 of the Zoning Ordinance, portions of Residential Areas on any Preliminary Plan, or on any Final Plan (if such portions on such

Final Plan are not consistent with an approved Preliminary Plan), may be disapproved for reasons which may be inconsistent with this Plan Description to the extent that such reasons constitute a denial of the right to meet or use one or more of the Zoning Standards set forth in Subsections 1., 2.a., 4., 5.a., 7. and 8. of this Subsection III A. or one or more of the Zoning Ordinance modifications and exceptions set forth in Subsections 3., 11., 12., 14., 16., 18., 21., 24., 25., 26., 28., 29., 30., 31., 33., 34., 35., 36., 37., 40. and 41. of Section IV of this Plan Description; provided that:

a. Any such disapproval shall have been recommended by a two-thirds vote of the members of the Plan Commission voting on the issue and the votes of not less than seven members of the Plan Commission then in office; and

b. Any such disapproval shall have been adopted by a two-thirds vote of the members of the City Council then in office; and

c. The disapproval right provided for in this Subsection 13. shall be subject to the provisions of Subsection 14. below.

14. Development Pursuant to Existing Standards.

The Plan Commission and the City Council shall approve those portions of Residential Areas on any Preliminary or Final Plan if such Residential Area portions comply with Subsections a. or b. below.

a. In the case of a Final Plan, such Residential Area portions shall be approved if they are consistent with an approved Preliminary Plan for such Residential Area portions.

b. In the case of a Preliminary or Final Plan, such Residential Area portions shall be approved if they shall have been divided into areas which are classified as either one-family detached dwelling areas, medium density multiple-family dwelling and apartment building areas, or high density apartment building areas, and if each such area meets the applicable requirements set forth in Subsections (1), (2) or (3) below.

(1) In the case of a one-family detached dwelling area, the requirements for Permitted Uses, Height of Buildings, Lot Size, Yard Area, Permitted Obstructions and Dwelling Standards set forth in Subsection 11.3 of the Zoning Ordinance on the approval date; or

(2) In the case of a medium density multiple-family dwelling and apartment building area, the requirements for Permitted Uses, Lot Area Per Dwelling, Yard Areas, Maximum Floor Area Ratio, Dwelling Standards, Signs and Off-Street Parking and Loading set forth in Subsection 11.6 of the Zoning Ordinance on the approval date; or

(3) In the case of a high density apartment building area, the requirements for Permitted Uses, Lot Area Per Dwelling, Yard Areas, Maximum Floor Area Ratio, Dwelling Standards, Signs and Off-Street Parking and Loading set forth in Subsection 11.7 of the Zoning Ordinance on the approval date.

c. In Residential Areas of Region II of the District developed pursuant to this Subsection 14., all zoning lot land area assigned to one-family detached dwellings which meet the requirements for Height of Buildings, Lot Size, Yard Area, Permitted Obstructions and Dwelling Standards set forth in Subsection 11.3 of the Zoning Ordinance on the approval date shall be counted

against the obligation to develop a minimum of thirty-five percent of the total zoning lot land area developed with dwellings or apartment buildings in Residential Areas of Region II with one-family detached dwellings.

d. In Residential Areas of each Region of the District developed pursuant to this Subsection 14., all zoning lot land area assigned to multiple-family dwellings and apartment buildings which meet the requirements for Height of Buildings, Lot Area Per Dwelling, Yard Areas, Maximum Floor Area Ratio, Dwelling Standards and Off-Street Parking and Loading set forth in Subsection 11.6 of the Zoning Ordinance on the approval date shall be counted, for the purpose of applying the limitations set forth in Subsection A.6.c. of this Section III, as zoning lot land area developed with medium density dwellings and apartment buildings.

e. In Residential Areas of each Region of the District developed pursuant to this Subsection 14., all zoning lot land area assigned to apartment buildings which meet the requirements for Lot Area Per Dwelling, Yard Areas, Maximum Floor Area Ratio, Dwelling Standards, Signs and Off-Street